### REAL ESTATE NEWS AND RECORDS OF THE CITY AND ITS SUBURBAN DISTRICTS

## Charles and Company Buy LOFT BUILDING Madison Avenue Parcel

Buyers Own Property on Both Sides of Recent Purchase-Improvement Planned in Madison Avenue—Rumored Deal in Forty-Third Street-Other Reports.

William R. Rose, of Rose & Putzel, has appointed Duff & Conger to be the agents of the seven story Fairfax apartment house, on a plot \$0x100, at the southwest corner of Madison

IN FRONT STREET

Building Near Fulton Market Changes

Hands and Is Immediately Leased

on Net Rental Basis.

STEADY DEMAND FOR

Shine's Hotel Sold Again at

an Advance.

THIS LEASEHOLD

SALE AND LEASE

ms, as trustee, the property at the north-st corner of Amsterdam avenue and ket is 38th street, a five story triple flat, with and it ores, on a lot 25x100.

Forty-Third Street Rumor

of the attorneys for the reality com-

Sixty-eighth Street Deal.

H. C. Senior & Co. soid for Mary McHugh the plot. 50x100, in the south side of
West Sixty-eighth street, 425 feet west of
Amsterdam avenue, to Thomas F. Devine.
The owner has purchased with the intendence of erecting a five story building with
the floors for automobile purposes and
T. J. Shine, the original holder of the vill offer the property for rent to one lesse covering the four story Hotel Shine,

Church May Dispose of Site.

The Memorial Ascension Church property at Nos. 249 to 252 West Forty-third street, 75x98.9, located between Broadway and Eighth avenue, will probably be disposed of in the near future if present plans do not miscarry. Owing to the removal to Harlem of a large part of the congregation a conference is to be held shortly with a view to consolidating the church with St. Mary's P. E. Church, which worships at 101 Lawrence street.

The Memorial Ascension property in Forty-third street is in a block which has shown great activity in the last to have been sold for about \$74,000.

The first sale of the lease was made of A. L. Mordecai & Son, Daniel B. Freedman and Hellner & Wolf purchased Nos. 257 to 268 West Forty-third street, one door west of the church, and also the opposite parcel at Nos. 240 to 246 West Forty-third street.

Dyckman Tract Improvement. at the northeast corner of Sixth avenue Church May Dispose of Site,

Dyckman Tract Improvement.

Plans have also been filed for the construction of eight, five story tenement houses in the east side of Arden street, list feet north of Nagle avenue, for the Hensle Construction Company. Each building will have a frontage of twenty-seven feet and a depth of ninety-seven feet, with total accommodations for 185 families. Each building will cost \$25,000. Making a total cost of \$200,000. George F. Palham is the architest.

Greenwich Street Resale.

Greenwich Street Resale.

Todd No. 64 West Thirty-ninth street, a four story dwelling, on a lot 23x98.9x and the southeast corner of Sixth avenue.

A twelve story loft structure will be created on the site by the new owners and the façade will be so designed as to conform with the United Engineer-stand the Joseph Street Resale. Dyekman Tract Improvement,

William M. Sperry Purchases New Loft Structure in West Thirty-

DAY HERALD.

CONEY ISLAND LEASE.

Realty Brokers AUCTION RESULTS Elect Officers

ong Island Exchange Members Discuss Results of 1911 and Prospects of 1912.

and 31 West Thirty-sixth street to Higgins & Seliter was premature. Negotiations are pending for the leasing of a
portion of the building to the concern,
but the deal has not been closed as yet.

"Sons of the Rich in Politice" are the
subjects of an article in to-morrow's SUN"The year is going to be a fruitful one.
Transit will unquestionably come to the
borough this spring, our topographical adjourned to Jam
sewer question will be thrashed out and
decided upon, and our highways unquestionably will be maintained in a higher
degree of efficiency than in the past.
"The year is going to be a fruitful one.
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Reports of Yesterday and Listings of To-Day in the Several City

#### Arguments For and Against the Sullivan-Shortt Bill

Chairman of New York Congestion Committee Says Measure Promises Relief from High Taxes-Broker Says Proposed Change in Law Is Unpractical.

181.00 REAL ESTATE-OUT OF THE CITY Westchester County-Sale or Rent.

> New York State-Sale or Rent. N Hudson, magnificent Residence, five acres, 2 rooms: hour out. Odv.NER, 202 Greenwich st.

> > New Jersey-Sale or Rent.

Modern Up-to-Date House IN THE MOUNTAINS NEAR THE CITY

Good terms to immediate purchas ADDRESS BARGAIN, P. O. BOX 744, N. Y. CITY,

Jersey City, Hoboken, Hudson County, &c. HOBOKEN Building Lots; near ferries, innuels, piers; genuine bargains, KRUSE, 110 Bloom-field st., Hoboken.

Miscellaneous-Sale or Rent. CUBA-Rich soil, ideal climate, abundant rainfall; best transportation; 20 access 3000; \$10 monthly; man free, SANDERSON, 95 Palace Building Minneapolis.

FOR RENT The only Store on busy side of CANAL STREET

About A HURERWALD, 1,019-1,021 Canal, PHILADELPHIA.-Rent 806-25; 238 South 78th, 12 pours; warm house; hear Enlyersity MACOMB, 280 POURISTS, ATTENTION:—For real for whole, In delightful long leaf place region of North Artolina, 41x room, completely furnished House; outside law time, estimated fluorer, in tillage near unineral spring upol lake. N. DOUB, Wades, 100. 3.

REAL ESTATE TO EXCHANGE. EXTRA wide new Law, 20 family, Dast 147th, near subway, one inortrare; what's offered? ROBERT RANKIN, 372 St. Ann's ave., Bronx. MONEY TO LOAN AND WANTED ON REAL ESTATE,

WHAT am I offered; cash of trade; detached House, in the section; also 12 Lots near Eastern Parkway, GILBERT ELLIOTT, 44 Court at.,

WANTED—FIRST MORTGAGES IN LARGE AMOUNTS
ON CENTRALLY LOCATED
MANHATTAN OR PHILADELOPHIA PROPERTY; LONG REAL ESTATE WANTED. TERM; LOW RATE. E. TRACY
TOBIN, DREXEL BUILDING,
PHILADELPHIA, PA.

MORTGAGE loads at 5 per cent, and amount, on Brooklyn Property, JOSEPH T, McMAHON, 188
Montgage etc. Brooklyn.

TO LET FOR BUSINESS PERPOSES. From Battery to 14th St., Inclusive.

# Evening Post

Bet. Broadway and Church St. TO LET Ready for immediate occupancy. OFFICES Several Suites and

Total area about 10,000 square feet.

BANKING ROOM Occupancy.

LARGE B'WAY STORE TO LET 502 & 501 BROADWAY.

15,000 SQ. FT. PER FIXOUR: Ressurent and
Suite-line: dutomatic sprinters and fee slarms;
muscline: possession: LOW RINST. WM. H. WHITING & CO.

LOFT AT SACRIFCE,

JOSTO MAN SIDES;

LIN HOLLTE POSSESSON.

THER FLOOR DIX BUILDING.

16 WEST 14TH JT.

#### The Hobby Club, composed of wealthy men of New York who have odd collections, is described in to-morrow's SUN-

With name and address of the purchaser! 50:100; Helen and attorney and date of execution. When R.C.B. Joseph P. Day sold to a client of th attorney is omitted address party of the Charles F. Noyes Company No. 205

MANHATTAN TRANSFERS.

a lot 20x72; also leased the bullding years on a net rental basis, the lessee paying six per cent on a \$25,000 valua tion, plus taxes, assessments, insurance and all repairs.

This sale has particular interest because President Mitchel, of the Board of Aldermen, and Controller Prendergust, as well as Borough President McAneny, have recommended that Fulton Market be discontinued. The market he discontinued.

Waddington (trus) to N Y Life Ins & T Co (trus), 52 Wall st; Dec 15, 1911; ad-Co (170s) 52 Well at 186 to 1811 to dress 52 Well at 197H ST n e s, 364.6-ft n w 2d av. 1658 52; Wm M Sullvan (ref. to Bobert U Kanpp, 772 Park av; Jan 12 atty, L T ins & T Co 180 Brondway.

20TH ST, 337 W, n s 26x92; Robert L Morrell et al to Ressic T Siffert, 228 W 22d st; Jan 8; atty, L T Co, 180 Broadway. way STH ST, 124 E, 14.8x80.0; Cornelie H Martin to Edwin T Hall, 124 E 28th at: Jan 2; atty, Frank J Griffin, 116 Nas-

W Sth at: July 5 (mige \$25,000); address, 35 Nassau at.

787H ST, 319 & 621 E, Joxio 2.2; Frank G Welss to Mary Miller, 335 E 50th st; Jan 9 (mige \$32,000); atty, T G & T Co. 176 Brondway.

887H ST, a s. 275 ft e of av A. 25x100.8; Margaret & Alfred Voellmeke, exes Frank Voellmeke, to Margaret Voellmeke, 519 E 88th st (mige \$12,000 & atl Hens); Nov 22, 1911; atty, Anthony J Griffin, 140 Nassau st.

Paltam is the architect.

Greenwich Street Resale.

J. N. Kalley & Son and Robert R. Ralney senold for George H. Stoge No. Greenwich Street Resale.

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SAILEY AV. e.s., 159.5 ft s of Kingsbridge road, 50x160; Eugens H McCauliff to Park Mtge Co., 41 Park row; Jan 12; 3 yrs, 5% p c; attys, Pettretch & S, 41 Park row Toward Company Broadway

RVINE ST. e s. 100 ft n of Seneca av.
24.11x100; Morria Lasar to Christian
Sprado, 95 F 110th (guardian); Jan 9; 3
9rs. 5 p c; attya Elfers & A. 277 R way
XELLAY ST. 801, w s. 40x100; Benjamin
Locker to Brocawai Reality & Holding Co.
61 Park row; Jan 5; prior mige \$32,000;
instal, 5 p c; atty, Charles H Eriedrich,
38 Naccayai

RECORDED LEASES. LENGX AV. 400. 2d, 3d. 4th & 5th foors; Geo Cohen to Chi Kow, 82 W 134th at; 5 yrs, from Feb 1, 1912; atty, Moses Hosenchal, 141 Broadway. 1,620 PARK ROW, 115, 80; estate Chas F Hoffman to J M Horton lee Cresm Co, 115 Park row; 5 yrs, from May 1, 1911; atty, II Grube, 115 Park row; 100 days, from Jan, 10, 1912; atty, Rabe & K. 258 Broadway. 10, 200 days, from Jan, 10, 1912; atty, Rabe & K. 258 Broadway. 11, 200 STH AV, 2,405, store, &c; Matthew Dex beine to Jas J Relly, 2,528 Sth av. 5,253 Sth av. 5,2

LIS PENDENS RECORDS.

et al (colecolour or beger, et al against Goodbeeg.

OTH ST, 359 E; Samuel E Kilner et al against George Kiag et al (foreclosure of mige); attys, Whitridge, Butler & Rice.

BETH ST, 15 W; Samuel Friedman et al against Rachel Lowenstein et al (action to foreclose mechanics Heo); atty, S Kahan.

INTH ST, a s. 212 livit e of 2d av, 37.1x100.5; Jacob Lowesthal against Samuel Birabaum et al (foreclosure of mige); attys, Lew & Conpolit.

al (forceloume of maga), and, nolly, nolly, nolly.

North ST, n s, 27 ft w of Cimton av, 61.4x90; two actions: Michael E von Schoening against Wiedhopf Construction Co et al (forceloume of 2 miges); actys, Wolf & Kohn.

INSTR ST, 386 to 584 W; Alfred Poets Co against Henristia I Hewlett et al (action to forceloum mechanics lien); aux. T P de Graffenfried. MECHANICS' LIENS.

Glover wit, 20x67.9: Glover Const Co to Odell C Butler, at Poughkeepsie, N Y & ano stron; Jan 11; due as per bond; atty, Title G & T Co, 176 Broadway .

SAME prop; same to Geometrical Finance. Co. same place; pror wige \$7,006; Jan 11; due as per bond; atty, same. ...

WESTCHESTER AV, n w s, 85 ft n e of Giover st, two lote each 20x67.10; two miges each \$7,000; same to Poughkeepsie Trust Co. Poughkeepsie, N Y Jan 11; due ac ach \$7,000; same to Poughkeepsie Trust Co. poughkeepsie, N Y Jan 11; due ac ach \$7,000; same to Foughkeepsie on the same place; two miges each \$1,750; Jan 11; due, &c, as per bond; atty, same st. 23x100; Michael Mechan to Ellen Thesil, 171 E 90th st; Jan 12; 5 yrs, 5 p. c, attys, Theall & Beam, 45 Wall st. WESTCHESTER AV, n e cor Grace av, 130x67.11x180x37.4; same to same; Jan 11; due as pec bond; atty, same. ... 14

3D AV, w s, 231.6 ft n of 181st st, 130x 127.11; Valentine Const'n Co to City Mige Co. 15 Wall at; Jan 11; demand, 6 p c; atty, F A Spow, 13 Wall st. ... 232B SI, s = 203 ft of 4 ft st. 25x114; Stantslawa Drews to Alice Gillette, On tarlo, Canada; Jan SI, 3 yrs, 5 p c. attys, Geschoidt & T. Mount Vernon N Y

CRESTON AV, n.e. cor 184th st, 124.1x17/x irreg;
Grand Boulevard & Concourse, n.e. cor 184th
st, 140.1x18.4x irreg; Creston av, s.e. cor 184th
at, 96x50; 184th st, e.s. 95 ft e.of av B. 25x36;
James T P Brun against Francis J Byan et al
(partition); atty, B J Isocke.

GRAND BOULEVARD & Concourse, w.s. 748.4
2t n. of Southern Boulevard, 45.4x123,3; Warren
B Sammis against Pusquade Fusco et al (forechoniar of unice); atty, W E Sammis
(RANT AV, e.s. 200 ft n.d Valentine sv. 25x
187; Mary D Mathowson against Henriette Groli
et al (fore-chosure of unige); attys, Martin &
Howe.

Howe.

My six story Left Building Accased in the

et al (foreclesure of muge; sarge, marin e. Howe.

Ghand ST, s e cor Elm at. 5.9x35.3x6.11x55.2;

Conrad H Bachem et al against Class W Banschat et al (foreclesure of muge); atty, M 8

Borland.

LOT 330, map of McGraw'estate, Bronx, 25x100;

Chas A Robinson against Alice M Lynch et al

(foreclesure of muge); atty, Rollins & Rollins.

VXE AV, w s. 88.7 ft s of 180th st, 28.6x105.2;

Sargh Freied against August Krabo et al (foreclosure of muge); atty, A X Ernst.

WESTCHESTER AV, u e cor Jackson av. 25.5x

trye; Isaac Wed ugainst Froma Bealty Co

et al (foreclosure of muge); atty, Resamsky &

Goldberg.

7,000 MANHATTAN BUILDING PLANS.

PINEHURST AV, n e cor 178th st, for a 6 story brick tenoment, 55x58; Emmay Really Co, 802 W ISISt et, owner; G F Pelham, architect STH AV, s w ser 22d st; for a 5 story horel, 57x85; Allerton Realty Co, 240 W 23d st, owner; P C Hunter, architect. 60,000 st Alterations (items under \$5,000 omlitted) :-CHERRY ST, 297 to 303, and Weter st, 542 to 548, to a 7 story stable & lofts: M Miller, 96 Clinton st, owner: M Miller, architect

BRONK BUILDING PLANS.

UNLIMITED FUNDS o loan on first mortgage, Manhattan only, nd 5 per cent. Only charge I her cent mort ax; title polley, DAVID LION, 170 Broad tax: tille policy, DAVID LON, 170 Broadwa. WANTED \$35,000; Al Brooklyn business Property; best location, Address PRIVATE, 602 Accorded Building, Brooklyn.

CITY REAL ESTATE.

Buicy. Owing to unforced the contail and forced to sell far below its actual
value. No reasonable offer refused. Fi
sale or in rent. Terms to suit ourcase.
Anoly PEASE & KLIMMAN. Agents
340 Madison av. Telenhone. Brrazz -0.00.
A Plot, 38 foot front, dwellings; splendid slie
business building, loft, factory, stable or gast
West 15th st., near 8th av.; can get adjoining
feet if decessary, a good chance for investo,
builder. Address TULLIN. 260 Herald.

16-18 WEST 46th st., 44x100.
125-131 EAST 25d st., 31.6x100.
135-15-1 EAST 25d st., 50x88. irreg,
22-24 WEST 25d st., 50x88. irreg,
22-24 WEST 25d st., 50x88. j.
MINTURN POST COLLINS, Owner.
Full commission. I West 34th st.,
Tel., 265-Murray Hill.

Above 59th St-5th Av. to North River HIGH CLASS RESIDENCE AT A SACRIFICE FOR QUICK BUYER. 15TH ST. NEAR RIVERSIDE DRIVE. INQUIRE JOS. BLAU, 132 WEST 110TH. Washington Heights, Above 125th St.

West of 8th Av.

MODERN American basement Dwelling, Washington Heights, 12 rooms, 2 baths; the condition; convenient subway, "L." price very tow.

Building 20-24 Vesey St.

Two Entire Floors

on ground floor, 47x62 feet, Designed for TRUST COMPANY Agent on Premises,

Borough of Brooklyn-Sale or Rent. MODERN Factory Building, two mary, 80x90x100, heavy construction, unobstructed light rear reigni tarminal; elevator; cast terms. JOH LARKE ESTATE, 118 Nostrand ev., Brooklyn.

CHANGES HANDS!

MANHATTAN MORTGAGES.

ber to N Y Sav Bank, SI Sth ev. Jan 12;
due as per bond; attys. Webber & W. 7
Beekman at
23D ST, S E, s s, -x-; Timothy F Paddell to George Ediret. L107 Park av;
Jan 12: due Nov 30, 1912; 5 p c; atty.
E M Berghard, 135 Broadway.

3THH ST, 34 W, 25708.9 Dan'l H Smith
to Bankers' Trust Co (guardiam, 7 Well
wi; Dec 29; 3 yrs, 4½ p c; atty. T G &
T Co, 375 Broadway
av. Bloomteid, N J; Jan 11: due July
11-13, 6 p c; atty, Title G & T Co, 176
Broadway
SZD ST, 35-S9 W, 53-\$x192.2; Hennessy
Realty Co to Sender Jarmilowsky, 16
E 936 st; Jan 12; prior mige \$66,000;
1 yr. 6 p c; atty, L T Ins & T Co,
100 Broadway.

23D ST, s-22, 8 c, 8 c, 12 c, 12 c, 12 c, 12 c,
100 11; Cath A Power to Enigrant Ind
Sav Bank, 51 Chambers st; Jan 12; 5 yrs,
5 p c; atty, Wm C Orr, 51 Chambers St.,
50TH ST, 477 W, 24-3x-; Hamilton
Holding Co to American Mige Co, 31
Nassau st; Jan 12; 2 yrs, 5½ p c; attys,
BRONX.

Park sow, 1 V. map Hudson Park; Thomas i cipenongh to Ann J O'Donnell 1,700 column at: Nov 14, 1011; prior mine